

ADMINISTRATIVE MEMORANDUM NO. 19 - 153

DATE: June 7, 2019

TO: Planning and Zoning Board

VIA: David L. Recor, ICMA-CM, Director of Development Services
Jennifer Gomez, AICP, Assistant Director of Development Services

FROM: Jean E. Dolan, AICP, Sustainability Coordinator

RE: Amendments to Comprehensive Plan Intensity Policy 01.07.20

P&Z June 26, 2019

The purpose of Comprehensive Plan policy 01.07.20 is to establish the maximum entitlements within the various nonresidential land use districts so when Comprehensive Plan amendments are proposed in these districts, the vested rights can be clearly determined by both the City and the County for purposes of the net impact analysis. It has recently come to staff's attention that the Local Activity Center (LAC) maximum height of 105 feet is inconsistent with existing conditions in the only LAC in the City which is John Knox Village. We also know that the Regional Activity Center currently being proposed for the existing Pompano Park South RAC property includes buildings higher than 105' (which is 10 stories or less based on floor-ceiling heights). The 105' height for the Transportation land use category, which is primarily the Air Park, is misleading because the heights at the airpark vary greatly based on location relative to the various protected surfaces associated with air navigation.

To address these issues, the height limit is being removed from these districts in Policy 01.07.20 and maximum heights will be determined by the respective zoning regulations. The height limit in the Recreation and Open Space land use category is being eliminated from this policy in the same manner to be consistent with the approach in the other public use districts.

Recommendation:

Staff requests the Board recommend approval for the proposed amendments to Comprehensive Plan Policy 01.07.20.

CITY OF POMPANO BEACH COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

Policies:

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01.07.20 ~~Revise the Land Development Regulations to establish a~~ The maximum intensity of development within by limiting the height of building in the following non-residential land use categories will be determined as follows:

Category		Maximum Lot Coverage	Maximum Building Height
C	Commercial	60%	105 feet
		100% Lot Coverage permitted in Downtown Historic Core Area and Downtown Historic Transitional Overlay Districts.	
		Additional lot coverage and building height permitted in Atlantic Boulevard Overlay District provided special Zoning Code requirements are met	
		Additional building height and coverage <u>may be</u> permitted in Planned Development Zoning Commercial/Industrial Districts provided special Zoning Code requirements are met.	
CF	Community Facility	25%	60 feet
		105 Feet Building Height is permitted for properties located in the Atlantic Boulevard Overlay District.	
		Additional lot coverage permitted in Atlantic Boulevard Overlay District provided special Zoning Code requirements are met	
CR	Commercial Recreation	50%	105 feet
		Additional lot coverage permitted in Atlantic Boulevard Overlay District provided special Zoning Code requirements are met	
I	Industrial	65%	45 feet
OR	Recreation and Open Space**	N/A	30 feet <u>Determined at Rezoning</u>
		105 Feet Building Height is permitted for properties located in the Atlantic Boulevard Overlay District.	
U	Utilities**	N/A	Determined at Rezoning
RAC	Regional Activity Center	N/A	105 feet <u>Determined at Rezoning</u>
LAC	Local Activity Center	60% <u>N/A</u>	105 feet <u>Determined at Rezoning</u>
T	Transportation**	N/A	105 feet <u>Determined at Rezoning</u>

** No lot coverage and height specified for these public use districts.